WARRANTY DEED

Karen Johnson Davidson County
Batch# 931305 DEEDWARR
10/19/2022 09:52:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20221019-0113984

File #22-PA-5821-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MEW Enterprises, LLC	**New Owner**	
(NAME)	(NAME)	**145 05 0 014.00**
5821 Fredricksburg Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDI L. WINFREE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEW ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *California

Being Lot No. 18 on the Plan of Tyne Valley Estates, Section 4, as of record in Book 3600, Page 10, Register's office for said County, said Lot No. 18 fronts 202 feet on the Southerly side of Fredricksburg Drive, and extends back 351 feet on the Westerly line and 373.7 feet on the Easterly line, to a dead line in the rear on which it measures 129.6 feet.

Being the same property conveyed to L.G. Laurence and Wife, Hilda T. Laurence, by Warranty Deed from Tyne Valley Development Company, a partnership composed of H & S. Development Co, Inc., and Erwin M. Entrekin and John Coode Beasley of record in Book 3575, Page 511, in the Register's Office of Davidson County, Tennessee, dated July 02, 1963 and recorded on July 18, 1963.

Further being the same property conveyed to James C. Gooch, by Quitclaim Deed from L.G. Laurence and Hilda T. Laurence and further conveyed to L.G. Laurence and wife, Hilda T. Laurence, as tenants in common from James C. Gooch, of record in Book 10206, Page 234, in the Register's Office of Davidson County, Tennessee, dated September 26, 1996 and recorded on September 27, 1996.

Further being the same property conveyed to L.G. Laurence As Trustee of the Leslie Glen Laurence Revocable Trust, by Quitclaim Deed from L.G. Laurence, of record in Instrument No. 19991216-0303749, in the Register's Office of Davidson County, Tennessee, dated December 07, 1999 and recorded on December 16, 1999.

Further being the same property conveyed to Hilda T. Laurence As Trustee of the Hilda Taylor Laurence Revocable Trust, by Quitclaim Deed from Hilda T. Laurence, of record in Instrument No. 19991216-0303750, in the Register's Office of Davidson County, Tennessee, dated December 07, 1999 and recorded on December 16, 1999.

Further, the said Hilda T. Laurence having since died August 9, 2017, being the same property conveyed to Leslie Glen Laurence by Trustee's Quitclaim Deed from Leslie Glen Laurence, successor trustee of the Hilda Taylor Laurence Revocable Trust, of record in Instrument No. 20180511-0045380, in the Register's Office of Davidson County, Tennessee, dated May 02, 2018 and recorded on May 11, 2018.

Further, the said Leslie Glen Laurence having since died testate on February 14, 2021, as shown in the Probate Court for Davidson County, Tennessee, Probate Case No. 21P595, being the same property conveyed to Judi L. Winfree, Trustee of the Leslie Glen Laurence Revocable Trust, by Executor's Quitclaim Deed from Judi L. Winfree, as Executor of the Estate of Leslie Glen Laurence, of record in Instrument No. 20210608-0076818, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 08, 2021.

Further being the same property conveyed to Judi L. Winfree, her heirs and or assigns, all of my right, title and interest as Trustee of the Leslie Glen Laurence Revocable Trust, by Trustee's Quitclaim Deed from Judi L. Winfree, successor trustee of the Leslie Glen Laurence Revocable Trust, of record in Instrument No. 20210614-0079429, in the Register's Office of Davidson County, Tennessee, dated May 28, 2021 and recorded on June 14, 2021.

*Judi L. Winfree, Trustee, joins in this convyance to convey any and all interest the Trust may have in said property.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tyne Valley Estates, Section 4, as recorded in Plat Book 3600, Page(s) 10.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3574, Page 303.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5821 Fredricksburg Drive, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th day of October, 2022.

Leslie Glen Laurence Revocable Trust

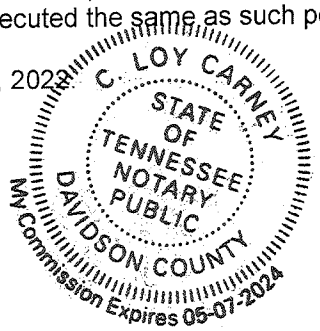
By: _____, Trustee
Judi L. Winfree, Trustee

_____
Judi L. Winfree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2022, before me personally appeared Judi L. Winfree, Trustee of Leslie Glen Laurence Revocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October, 2022.

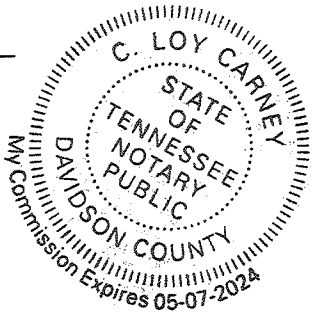


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2022, before me personally appeared Judi L. Winfree, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October, 2022.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/7/2022 10/14/2022.

Affiant Signature

10/18/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/18/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON